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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
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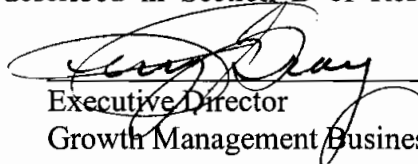


Please record and return to: (Via Inter-Office Mail)
Karen Grassett ✓
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236

**NOTICE OF STIPULATIONS
AND LIMITATIONS ENCUMBERING
REAL PROPERTY PURSUANT TO
THE SARASOTA COUNTY ZONING CODE**

The following property, located east of Wendel Kent Road (a private road) and 1325' north of Richardson Road in Sarasota County, Florida, owned by Peter W. Young, and described in Resolution No. 2003-010 attached hereto, to allow (1) a House of Worship with Child Care Center, (2) a Private Elementary and High School with Conventional Academic Curriculums similar to those in public elementary and high school, and (3) Housing for the Aged in the RE-1 (Residential, Estate, 1 unit/2 acres) zone district, pursuant to Special Exception Petition No. 1562 filed by Charles D. Bailey, Agent, and granted by Sarasota County on January 8, 2003, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

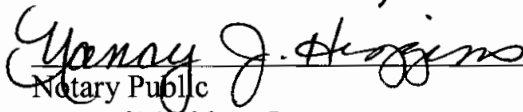
(Stipulations and limitations are those described in Section B of Resolution No. 2003-010, attached hereto)


Executive Director
Growth Management Business Center

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Jerry Gray, Executive Director of the Growth Management Business Center, to me known to be the individual who executed the foregoing Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code, and he acknowledged before me that he executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 14th day of January, A.D. 2003.


Notary Public
State of Florida at Large

This instrument prepared by:
SMA



Nancy J. Higgins
Commission # CC 936530
Expires May 15, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

RESOLUTION NO. 2003-010
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1562

WHEREAS, Charles Bailey, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1562 requesting that a special exception be granted to allow the property, located East of Wendel Kent Road (a private road) and 1325' north of Richardson Road, in Sarasota County, Florida, to be used for (1) a House of Worship with Child Care Center, (2) a Private Elementary and High School with Conventional Academic Curriculums similar to those in public elementary and high school, and (3) Housing for the Aged in the RE-1 (Residential, Estate, 1 unit/2 acres) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 21st day of November, 2002, to consider said Special Exception Petition No. 1562, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1562 be granted, and

WHEREAS, this Board, after due public notice, did on the 8th day of January, 2003, hold a public hearing to consider said special exception petition, the recommendation of the Planning Commission and all matters relevant to said petition.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sarasota County, Florida, in public meeting assembled:

A. This Board, after having considered the report of the Planning Commission, the testimony of the applicant, evidence entered into the record, public comment on the petition and all things brought to its attention with regard to said Special Exception Petition No. 1562 does make the following findings:

- (1) The granting of the Special Exception will promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;
- (2) All the requirements of the Sarasota County Zoning Regulations and the Comprehensive Plan for Sarasota County, Florida, have been met and satisfied;
- (3) That the requirements of the District Regulations governing this Special Exception have been met; and

(4) The following standards have or have not been met as indicated:

- a. The proposed use is consistent with the intent, goals, objectives, policies and programs of the Sarasota County comprehensive plan for the area in which the property is located;
- b. The intensity of the proposed use is consistent with the intended future use of the area in which the property is located, in accordance with the programs of the "Future Land Use Plan";
- c. The proposed use singularly or in combination with other special exceptions does not change the character of the general vicinity, as shown on the locator map;
- d. The intensity of the proposed use is harmonious with the character of other uses in the general vicinity, as shown on the locator map;
- e. The height and orientation of the proposed structure(s) or use is compatible with the existing neighboring structures and uses;
- f. The subject parcel is sufficient and adequate in shape and size to accommodate the proposed use, and would provide for the appropriate separation between neighboring uses;
- g. The proposed use is adequately screened and buffered to effectively separate traffic, light and noise from the existing or intended abutting uses;
- h. The loading and refuse areas would not impose negative visual, odor, or noise impacts on abutting uses and thoroughfares;
- i. The size and location of the proposed sign(s) would conform to the character of existing neighboring uses;
- j. The exterior lighting would be harmonious with the existing character of existing neighboring uses, in terms of glare;
- k. The ingress and egress to the subject parcel and the structures involved, if any, would not adversely affect traffic flow, safety and control;
- l. The access and internal circulation is adequate in case of fire or emergency;
- m. The proposed use would not cause excessive traffic impacts on the surrounding roadway system;
- n. The location, type and availability of potable water for the proposed use is compatible with neighboring uses;

o. The location, type and availability of the proposed wastewater system is compatible with neighboring uses; and

p. The proposed use would not cause or intensify flooding of neighboring uses.

B. Special Exception Petition No. 1562 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

The legal description of said property in Sarasota County, Florida being: East of Wendel Kent Road (a private road) and 1325' north of Richardson Road, being more particularly described as follows; A parcel of land lying in Section 18, Township 36 South, Range 19 East, Sarasota County, Florida described as follows: Commence at the Northwest corner of Section 18, Township 36 South, Range 19 East, Sarasota County, Florida; thence S.89°48'78"E., along the North line of Section 18, a distance of 435.18 feet to a Point on the East Right of Way Line of Interstate No. 75, same being the West Right of Way Line of a 60 foot wide private Easement/Right of Way and Utility Easement as described in Official Records Book 2253, Page 6 and in Official Records Book 2855, Page 1634 of the Public Records of Sarasota County, Florida; thence S.00°04'55"W., along said West Right of Way Line, a distance of 160.22 feet to the point of curvature of a curve to the right having of radius of 43145.83 feet, a central angle of 0°06'55", with a chord bearing of S.00°38'22"W., and a chord length of 839.79 feet; thence continue along said Right of Way Line, along the arc of said curve an arc length of 839.81 feet to the POINT OF BEGINNING, said point being a point on a curve to the right having a radius of 43,145.83 feet, a central angle of 0°76'40", with a chord bearing of S.01°20'09"W., and a chord length of 209.73 feet; thence continue along said Right of Way Line, along the arc of said curve an arc length of 209.13 feet to the point of tangency; thence continue along Said Right of Way Line, S.01°28'29"W., a distance of 2095.73 feet; thence N.83°08'30"E., leaving said Right of Way Line, a distance of 1074.86 feet; thence N.21°54'42"W., a distance of 136.45 feet; thence N.04°50'05"W., a distance of 235.90 feet to a point on a curve to the left having a radius of 353.78 feet, a central angle of 64°47'11", with a chord bearing of N.25°47'43"E., and a chord length of 379.06 feet; thence along the arc of said curve on arc length of 400.03 feet to the point of compound curvature of a curve to the left having a radius of 695.41 feet, a central angle of 27°08'06", with a chord bearing of N.20°09'55"W., and a chord length of 326.27 feet; thence along the arc of said curve an arc length of 329.34 feet to the end of said curve; thence N.75°14'19"W., a distance of 233.09 feet; thence N.44°01'57"W., a distance of 216.36 feet; thence N.21°05'15"W., a distance of 252.09 feet; thence N.06°48'06"E., a distance of 102.11 feet; thence N.20°47'21"E., a distance of 76.11 feet; thence N.23°49'10"E., a distance of 73.05 feet; thence N.62°39'25"E., a distance of 78.95 feet; thence N.51°42'07"E., a distance of 121.03 feet; thence N.62°29'36"E., a distance of 82.55 feet; thence N.63°46'16"E., a distance of 75.75 feet; thence N.00°29'40"E., a

distance of 291.26 feet to a point on a line lying 100.00 feet South of and parallel with the South line of lands described in Official Records Book 2704, page 2277, Public Records of Sarasota County, Florida; thence along said line lying 100.00 feet South of and parallel with the South line of lands described in Official Records Book 2704, page 2277, N.89°48'59"W., a distance of 900.97 feet to the **POINT OF BEGINNING**.

Parcel contains 1985294 square feet or 45.5761 acres

and the same is hereby approved for Special Exception 1562, subject to the stipulations as set forth below. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section B and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land.

1. The Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, at its own expense in accordance with applicable federal, state or local regulation. At that time of final construction plan approval, the owner shall be required to record in the public records a notice to Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility.
2. Development shall take place in substantial compliance with the Development Concept Plan dated October 31, 2002, and attached hereto as Exhibit "A," except as may be required by the Transportation Planning for future right-of-way for Wendel Kent Road. This does not imply or confer any variances from applicable zoning or land development regulations.
3. Enrollment in the facilities on the subject property shall be limited, as follows:

Childcare facility	150 students;
Private School	250 students; and
Housing for the Aged	200 persons.
4. Refuse and loading areas shall be visually screened in accordance with Section 11.6.f. of the Zoning Ordinance, and shall be setback at least 50 feet from the property line.
5. Exterior lighting on the site shall be directed only toward the subject property and shielded from glare onto adjacent properties and streets. Outdoor recreation areas shall not be illuminated after 10:00 p.m.
6. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan.
7. Commencement of any of the special exception uses depicted on the Development Concept Plan within twenty-four (24) months of the date of their approval shall deem commencement of all uses depicted on the Development Concept plan in compliance with Section 20.10.a., Sarasota County Zoning Regulations.

- 8. Pursuant to management guidelines contained within the Environment Chapter of Apoosee, all wetland areas and required buffers not approved for impact shall be designated as Preserve Areas on submitted site and development plans. All activities involving filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory), and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from Resource Protection Services. Exception may be granted by Resource Protection Services to facilitate implementation of approved habitat management plans or the removal of nuisance/invasive vegetation.
- 9. A minimum landscape Buffer "D" shall be required along Wendel Kent Road.
- 10. Unless otherwise expressed herein, all development shall be consistent with the I-75 Corridor Plan (Ordinance No. 90-045, as may be amended).

C. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 8th day of January, A.D., 2003.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By Shawn Stiles
Chairman



ATTEST:

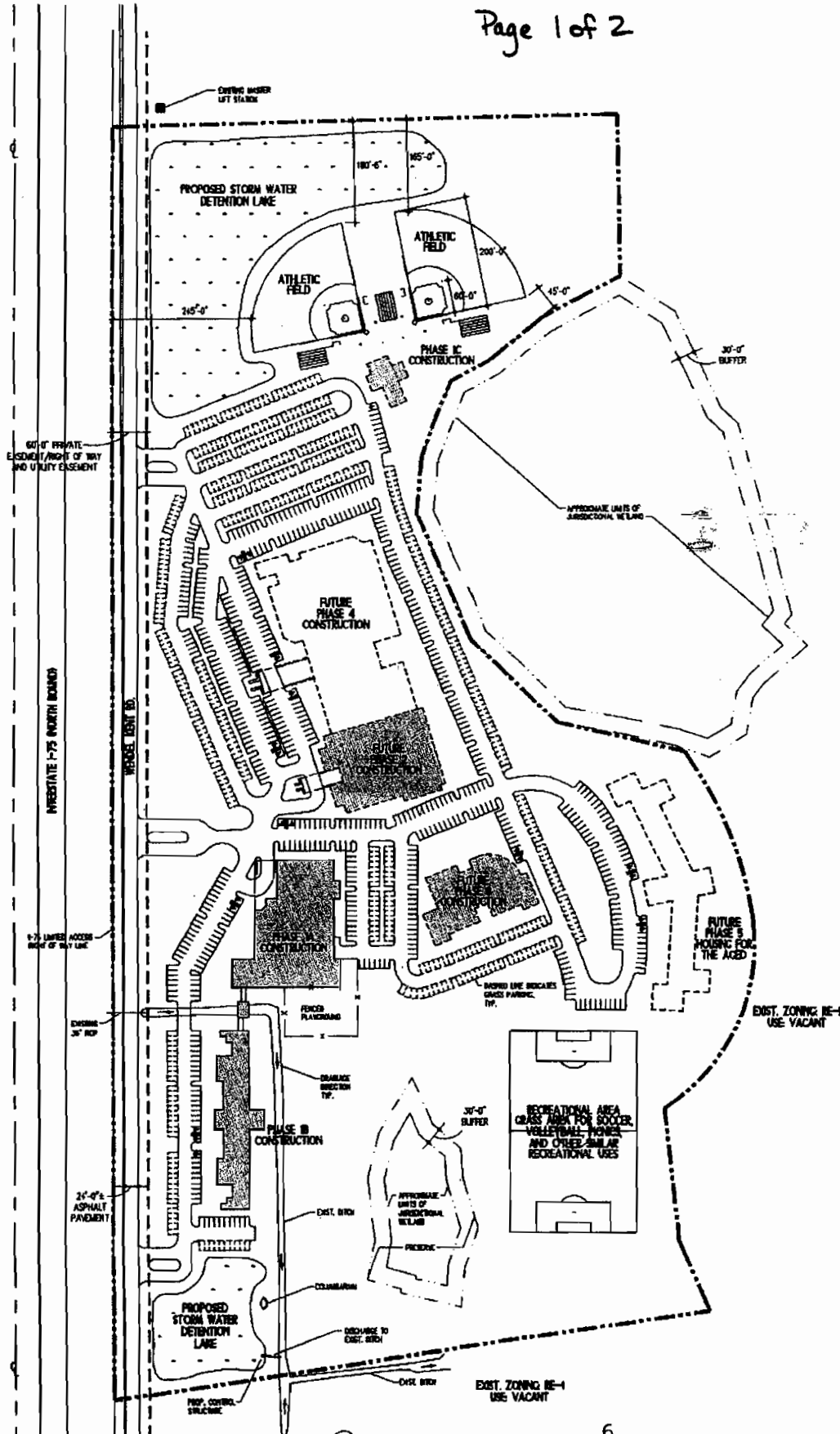
KAREN E. RUSHING, Clerk
of Circuit Court and ex officio
Clerk of the Board of County
Commissioners of Sarasota
County, Florida.

By [Signature]
Deputy Clerk

MAP SERIES/CONCEPT PLAN

EXHIBIT "A"
Page 1 of 2

INSTRUMENT # 2003008664
8 PGS



THIS DOCUMENT RECEIVED BY
GROWTH MANAGEMENT ON
OCTOBER 31, 2002

R2003-010

EXHIBIT "A"
Page 2 of 2

INSTRUMENT # 2003008664
8 PGS

NOTES:

1. OWNER: CALVARY COMMUNITY CHURCH OF SARASOTA, INC.
P.O. BOX 19555
SARASOTA, FLORIDA 34276
2. TOTAL SITE AREA: 45.57 ACRES +/-
3. EXISTING ZONING: RE-1 RESIDENTIAL ESTATE 1 UNIT/2 ACRES
4. PROPOSED ZONING: RE-1 W/ SPECIAL EXCEPTIONS FOR HOUSE OF WORSHIP W/
CHILD CARE CENTER (150 STUDENTS), PRIMATE ELEMENTARY AND
HIGH SCHOOL (250 STUDENTS), AND HOUSING FOR THE
AGED (200 PERSONS)
5. EXISTING USE: VACANT
6. PROPOSED USE: PHASE 1A - MULTI-PURPOSE CHURCH FACILITY
W/ 150 STUDENT DAYCARE/PRESCHOOL: 32,000 SQ. FT.
PHASE 1B - CHRISTIAN EDUCATION FACILITY (W/ DORMITORIES COMPRISING 32,000 SQ. FT.
13 EDUS. SECTION 28.46.a., ZONING REGULATIONS):
PHASE 1C - RECREATION BUILDING: 4,500 SQ. FT.
PHASE 2 - INTERIM WORSHIP CENTER: 30,000 SQ. FT.
PHASE 3 - MULTI-PURPOSE WORSHIP CENTER: 20,000 SQ. FT.
PHASE 4 - SANCTUARY BUILDING: 60,000 SQ. FT.
PHASE 5 - HOUSING FOR THE AGED (200 PERSONS): 80,000 SQ. FT.
238,500 SQ. FT. TOTAL
7. PARKING CALCULATIONS:
- SANCTUARY/ELEMENTARY/HIGH SCHOOL OCCUPANCIES
(BASED UPON SANCTUARY SEATING = 1 SPACE/3 SEATS)
2640 SEATS/3 = 880 PARKING SPACES REQUIRED
880 PARKING SPACES PROVIDED
- HOUSING FOR THE AGED OCCUPANCIES:
PARKING PROVIDED PURSUANT TO SECT. 12.20.a.25, ZONING REGULATIONS
50 PARKING SPACES PROVIDED
- DORMITORY OCCUPANCIES:
PARKING PROVIDED PURSUANT TO SECT. 12.20.a.35, ZONING REGULATIONS
25 PARKING SPACES PROVIDED

TOTAL PARKING REQUIRED = 955 SPACES
(INCLUDES AN ALLOWANCE OF 50 SPACES FOR HOUSING
THE AGED AND 25 SPACES FOR DORMITORY OCCUPANCIES)
TOTAL PARKING PROVIDED = 1037 SPACES
H/C PARKING REQUIRED = 19 SPACES
H/C PARKING PROVIDED = 20 SPACES


GRASS PARKING PROPOSED = 474 SPACES
8. UTILITIES:
CENTRAL WATER: AQUA SOURCE UTILITIES
CENTRAL SEWER: AQUA SOURCE UTILITIES
9. HABITAT: WETLAND (AS DEPICTED) AND PINE FLATWOODS
10. ROADWAYS: PRIVATE DRIVEWAYS ARE PROPOSED
11. BUFFERS: WEST SIDE (WENDEL KENT RD.) TYPE "D",
NORTH, SOUTH AND EAST ADJACENT TO EXISTING RE-1 ZONING
NO BUFFERS REQUIRED.
12. ACREAGE TABULATION:
HIGH SCHOOL/ELEMENTARY SCHOOL = 2.00 ACRES
HOUSING FOR THE AGED = 16.66 ACRES
CHURCH = 26.91 ACRES

TOTAL AREA: = 45.57 ACRES



STATE OF FLORIDA
COUNTY OF SARASOTA
I HEREBY CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL FILES
IN THIS OFFICE. WITNESS MY HAND AND OFFICIAL
SEAL THIS DATE 11/9/03
KAREN E. BUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA
BY: [Signature]
DEPUTY CLERK

TELEPHONE 941 366-4006
FAX 941 366-0297



ARCHITECTURE
PLANNING

LAWSON GROUP INC.
ARCHITECTS

107 SOUTH OSPREY AVENUE SUITE 100
SARASOTA, FLORIDA 34236

INTERIOR DESIGN
PROJECT MANAGEMENT

Drawn:	DDR
Checked:	DML
Scale:	N.T.S.
Date:	01/07/03

SEAL:	

Project Name:
**CALVARY COMM. CHURCH
OF SARASOTA, FLORIDA**

All drawings, specifications, or written material appearing hereon constitute part of the Architectural Contract and may not be duplicated or disclosed to others without the written consent of the Architect.

REV.	DESCRIPTION

SHEET:
CP-1A

R2003-010